



## 9 Oak Street

, Leigh, WN7 4HJ

**Price £135,000**



Sapphire Homes are delighted to be in a position to offer For Sale this well presented three bedroom mid terraced family home in popular residential location situated close to local schools, amenities and transport links as well as being within walking distance of Leigh Town Centre. The accommodation briefly comprises of entrance / vestibule which leads to a good sized living area and there is a fitted kitchen / diner to the rear elevation with doors leading out to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms, fitted robe / storage on the landing area and there is a family bathroom with three piece suite and shower over bath. The property is warmed by Gas Central Heating and also benefits from a neutral decor and UPVC double glazing throughout. Externally to the front elevation there is a low maintenance garden and to the rear there is a yard / patio garden with rear gated access. Early viewings are highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

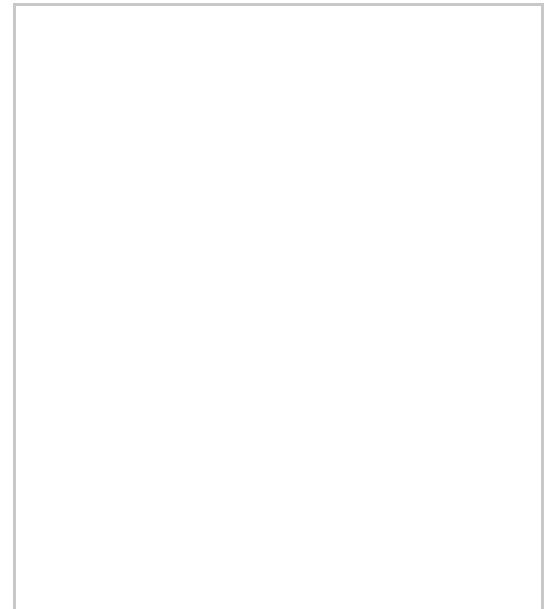
## EXTERNAL

Rear Garden

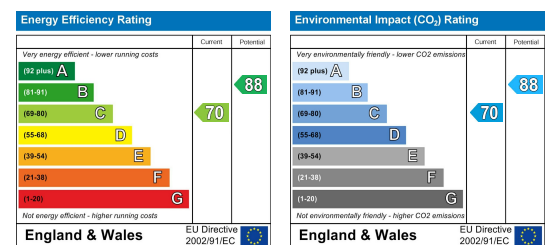
## Area Map



## Floor Plans



## Energy Efficiency Graph



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